

## ARTICLE 10

### ACCESSORY USES

SECTION 10-1. **Limitation of Area.** The accessory uses on a lot, exclusive of off-street parking, shall not occupy, in the aggregate, more than twenty-five percent of the floor area of the main buildings; nor shall the accessory uses on a lot, exclusive of off-street parking required by this code, occupy, in the aggregate, more than twenty-five percent of the rear yard required by this code or of the unbuilt lot area; nor in any residential district shall any accessory use occupy any part of the front or side yards required by this code, except that such a side yard may be used for off-street parking located more than five feet from the side lot line; and in no other district shall any accessory use other than off-street parking occupy any part of the front or side yards required by this code.

SECTION 10-2. **Restriction in Residential Districts.** In a residential district, there shall not be any use accessory to a main dwelling which involves:

- (a) The employment of any person (other than domestic servants) not resident in a dwelling unit on the lot, except for uses under Use Item Nos. 72, 73, and 78 of Table A of Section 8-7; or
- (b) The maintenance of a stock in trade except for uses under Use Item No. 78 of said Table A; or
- (c) The use of any show window, display or advertising open to view from outside the lot for the purpose of attracting customers or clients, other than professional announcement signs; or
- (d) The conduct of a business office open to the public.

In no S or R district shall any boarding house or lodging house be conducted as an accessory use.

SECTION 10-3. **Temporary Accessory Uses.** If upon application for a permit under this section the Building Commissioner is of the opinion that a use not conforming to this code is incidental to, and reasonably required for, the development of a lawful use, he may grant for an initial period of not more than two years, and may extend from time to time but not for more than one year at a time, a permit for such nonconforming use; provided that he has on file (1) an instrument wherein the applicant for such permit covenants with the city to terminate such use at the expiration of such permit and to remove within three months after such expiration all nonconforming structures erected under such

permit, and (2) to secure the faithful performances of such covenant, either a bond of an insurance company authorized to do business in Massachusetts or bonds, notes or certificates of indebtedness of the City, the Commonwealth of Massachusetts or the United States, the former in a penal sum, and the latter in the amount, not less than whichever of the following is the greater: (a) twice the amount which the Building Commissioner estimates it will cost the City to remove such nonconforming structures or (b) one thousand dollars; and provided, further, no such permit shall be extended or renewed to permit such nonconforming use more than seven years after the inception thereof.